

OWNER'S CERTIFICATE

Certificate of record owner and security holder

The undersigned certify that as of the date of recordation of this condominium plan we are the record owner and holder of the security interest in and to the real property described herein. We further certify that we consent to the recordation of this plan in the office of the county recorder of the County of Mono, California.

Record Owner:

Dempsey Construction Corporation, a California Corporation

Thomas J. Dempsey
President

Jay C. Bretton
Jay C. Bretton,
Secretary

As Beneficiary:
First Security Bank of Idaho, a national banking association, beneficiary
under the following deeds of trust recorded in Official Records of Mono County:
Deed of Trust recorded April 10, 1990 in Book 554 Page 134
Deed of Trust recorded January 31, 1991 in Book 575 Page 580
Deed of Trust recorded March 17, 1993 in Book 639 Page 300 and re-recorded July 7,
1993 as instrument no. 4322

Gregory A. Gaston
Title: Vice-President

Dean Oberst
Title: Asst. Vice-President

State of CALIFORNIA)
County of MONO) ss.

On May 25, 1993 before me,

DIANE M. HAGER
a Notary Public in and for said County and State, personally appeared

THOMAS J. DEMPSEY AND JAY C. BRETTON
☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal:

Diane M. Hager
Notary Public
My commission expires: 1/6/95

State of Idaho)
County of Ada) ss.

On this 3rd day of June, 1993, before me, the undersigned notary public in and for said county and state, personally appeared Gregory A. Gaston, proved to me on the basis of satisfactory evidence to be the Vice-President, and Dean Oberst, proved to me on the basis of satisfactory evidence to be Asst. Vice-President of First Security Bank of Idaho, a national banking association, the association that executed the within instrument on behalf of the association therein named, and acknowledged to me that such association executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Terrylee Hargreaves
Notary Public State of Idaho
Terrylee Hargreaves exp. date 4-23-96

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this plan consisting of 4 sheets correctly represents: (1) A true and complete survey of the perimeter of the project, Parcel 1 of Record of Survey 36-99, made under my supervision in October, 1992; and (2) the proposed locations of air spaces and buildings.

David A. Laverty

David A. Laverty, L.S. 4587
Expires 9/30/94

LEGAL DESCRIPTION

Parcel 1 of Record of Survey 36-99 recorded in Book 2 of Record of Survey maps at Page 141 in the office of the recorder, a lot line adjustment of Lot 2 of Tract 36-165B per map recorded in Book 10 of Tract Maps at Page 22 in the office of the recorder, Mono County, California.

RECORDER'S CERTIFICATE

Document No. 5104 filed this 9th day of August, 1993, at 2:30 P.M., in book 2 of condominium plans at pages 12-12-C at the request of Dempsey Construction Corporation, a California corporation.

Deputy
Vera M. Miller
County Recorder
RENN NOLAN

NOTES AND DEFINITIONS

This is a plan for a Condominium "Project" as those terms are used and defined in Title 6, Part 4, Division II of the California Civil Code.

This project contains: Ten (10) "A"/"AR" units numbered 734, 735, 736, 737, 738, 740, 741, 742, 744, and 745; and Two (2) "B"/"BR" units numbered 739 and 743; for a total of Twelve (12) residence units, together with a common area as defined herein.

The common area of this project is the entire parcel of real property included within the boundary lines of this subdivision of Parcel 1 of Record of Survey 36-99, including all structures thereon except units 734 to 745 inclusive, as herein-after defined.

The portions of the common area referred to as "Restricted Common Area" shall be designated as follows: Entry Balcony, shown "EB"; Stairway, shown "ST"; and Balcony, shown "BAL". These areas are for the exclusive use of the owners of the units to which they are attached or assigned.

The boundaries of the space in each unit of the Twelve units granted are measured to the interior surfaces of the vertical, horizontal, and inclined planes of the limits of the dimensions shown on sheets 2 through 4 which are the interior finished surfaces of the perimeter walls, floors, ceilings, windows, and doors thereof, and the unit includes both the portions of the building so described and the air space so encompassed.

Solid lines indicate the interior finished surfaces of the walls, ceilings, and floors. All unit lines intersect at right angles unless otherwise noted.

The following are not a part of a unit: bearing walls, columns, beams, floors, roofs, foundations, central heating, reservoirs, tanks, pumps, and other central services, pipes, ducts, flues, chutes, conduits, wires, and other utility installations, wherever located, except the outlets thereof whenever located within the unit.

In interpreting deeds and plans, the existing physical boundaries of the unit, or of a unit reconstructed in substantial accordance with the original plans thereof, shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed in the deeds and plans, regardless of settling or lateral movements of the building, and regardless of minor variance between boundaries shown on the plan or in the deed and those of the building.

The survey ties shown are to the vertical projections of the inside finished face of the stud walls (solid lines).

Unit types and building types which are followed by the letter "R" indicate a reverse plan unit or building.

Optional balcony applies to those units where owners have exercised the developer's option of extending the yard balcony on "A" and "B" units.

**CONDOMINIUM PLAN
FOR PHASE 4 OF**

SNOWCREEK V

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